

General Information

Parcel Number 89-16-31-240-105.000-030
Local Parcel Number 46-31-240-105.000-29

Tax ID: 029-05472-00

Routing Number 4631240-009

Property Class 521
2 Family Dwell - Unplatted (0 to 9.9

Year: 2025

Location Information

County WAYNE

Township WAYNE TOWNSHIP

District 030 (Local 029)
RICHMOND CITY -WAYNE TWP

School Corp 8385
RICHMOND COMMUNITY

Neighborhood 295203-029
WAYNE-295203 (029)

Section/Plat 4631240

Location Address (2)
528 INDIANA AVE
RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2030

Ownership

CHRISTOPHER, RONALD R &
RONDA I
528 INDIANA AVE
RICHMOND, IN 47374

Legal

PT NE 31-14-1 0.629A



Transfer of Ownership

Date 01/01/1900 Owner CHRISTOPHER, RON
Doc ID Code Book/Page Adj Sale Price V/I

Notes

10/13/2021 Misc: 2022 GENERAL REVALUATION

Valuation Records (Work In Progress values are not certified values and are subject to change)

Table with columns for Assessment Year (2025-2022), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement values.

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' X 0')

Table with columns for Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, and Value.

Land Computations

Table listing various land computation metrics such as Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, and Total Value.

General Information

Occupancy Single-Family
Description 528 INDIANA AVE
Story Height 2
Style N/A
Finished Area 3109 sqft
Make

Floor Finish

Earth Tile
 Slab Carpet
 Sub & Joist Unfinished
 Wood Other
 Parquet

Wall Finish

Plaster/Drywall Unfinished
 Paneling Other
 Fiberboard

Roofing

Built-Up Metal Asphalt Slate Tile
 Wood Shingle Other

Exterior Features

Description	Area	Value
Wood Deck	228	\$5,000

Plumbing

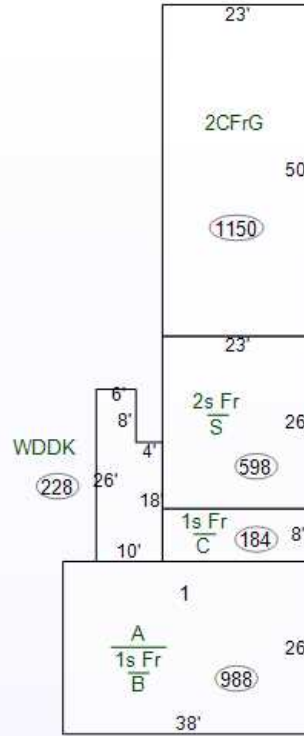
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	7

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1770	1770	\$152,600	
2	1Fr	598	598	\$39,400	
3					
4					
1/4					
1/2					
3/4					
Attic		988	741	\$20,000	
Bsmt		988	0	\$34,600	
Crawl		184	0	\$3,700	
Slab		598	0	\$0	
Total Base				\$250,300	

Adjustments

Adjustment	Value	Total
1 Row Type Adj. x 1.00		\$250,300
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	2:400	\$5,000
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:988	\$3,800
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0
Sub-Total, One Unit		\$266,000

Sub-Total, 1 Units

Exterior Features (+)	\$5,000	\$271,000
Garages (+) 1150 sqft	\$41,800	\$312,800
Quality and Design Factor (Grade)	0.95	
Location Multiplier	0.85	
Replacement Cost		\$252,586

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Co Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value	
1: 528 INDIANA AVE	2	Wood Fr	C-1	1940	1940	85 G		0.85		4,344 sqft	\$252,586	40%	\$151,550	0%	100%	1.110	1.000	100.00	0.00	0.00	\$168,200

General Information

Occupancy Single-Family
 Description 530 INDIANA AVE
 Story Height 1
 Style N/A
 Finished Area 704 sqft
 Make

Floor Finish

- Earth Tile
- Slab Carpet
- Sub & Joist Unfinished
- Wood Other
- Parquet

Wall Finish

- Plaster/Drywall Unfinished
- Paneling Other
- Fiberboard

Roofing

- Built-Up Metal Asphalt Slate Tile
- Wood Shingle Other

Exterior Features

Description	Area	Value
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Plumbing

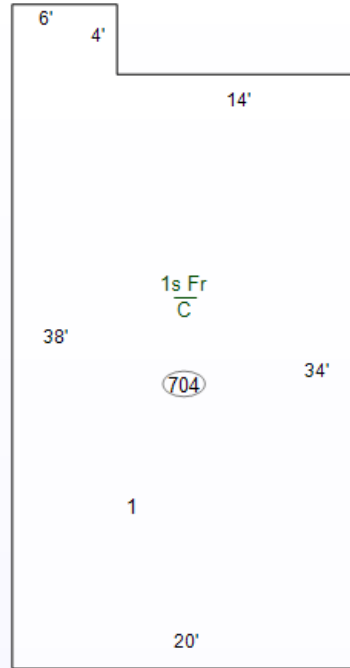
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	704	704	\$80,600	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	704	0	\$6,600	
Slab				

Total Base \$87,200

Adjustments 1 Row Type Adj. x 1.00 \$87,200

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$87,200

Sub-Total, 1 Units

Exterior Features (+) \$0 \$87,200

Garages (+) 0 sqft \$0 \$87,200

Quality and Design Factor (Grade) 0.70

Location Multiplier 0.85

Replacement Cost \$51,884

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Co Age	nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: 530 INDIANA AVE	1	Wood Fr	D-1	1938	1938	87	A		0.85		704 sqft	\$51,884	50%	\$25,940	0%	100%	1.110	1.000	100.00	0.00	0.00	\$28,800

